
g RESIDENCE

LUXURY *within reach*

g RESIDENCE

The present scenario and how you can gain from it

“Johor chokes on property”

—The STAR Business News, 20 February 2014

Iskandar Johor is experiencing an unprecedented break-neck pace of development. High prices are the norm. New launches are priced the same or even higher than what is being sold in the more established Kuala Lumpur–Klang Valley region...“RM600—RM1000 psf, with prime units hitting RM1,500 psf”.*

The average residential value for Johor property has risen some 45% over the past five years compared with 30% nationwide. China developers are now flooding the market with massive supply of properties although delivery and quality are in question given the tight material and labour supply.

Many developers, local and foreign, have recently acquired land in Iskandar. However, with its high acquisition and development costs, these new properties will inevitably be priced at a premium to recover their investments.

Where does that leave the home-buyer in the face of this escalation of home prices in the state?

**Hwang-DBS Vickers Research*

GSB Properties— Redefining Luxury and Value

GSB Properties, a wholly owned subsidiary of GSB Group Berhad—a prestigious organisation with diversified strengths—is committed to building quality homes for contemporary lifestyles.

Competition keeps us alert and innovative. Buyers are now warm to the idea of luxury and a matching lifestyle—if only they can find a residence that match their pockets.

Value appreciation happens when you acquire a property that is decently priced, has a great location, accessibility, product design and features, security and a lifestyle to upgrade to.

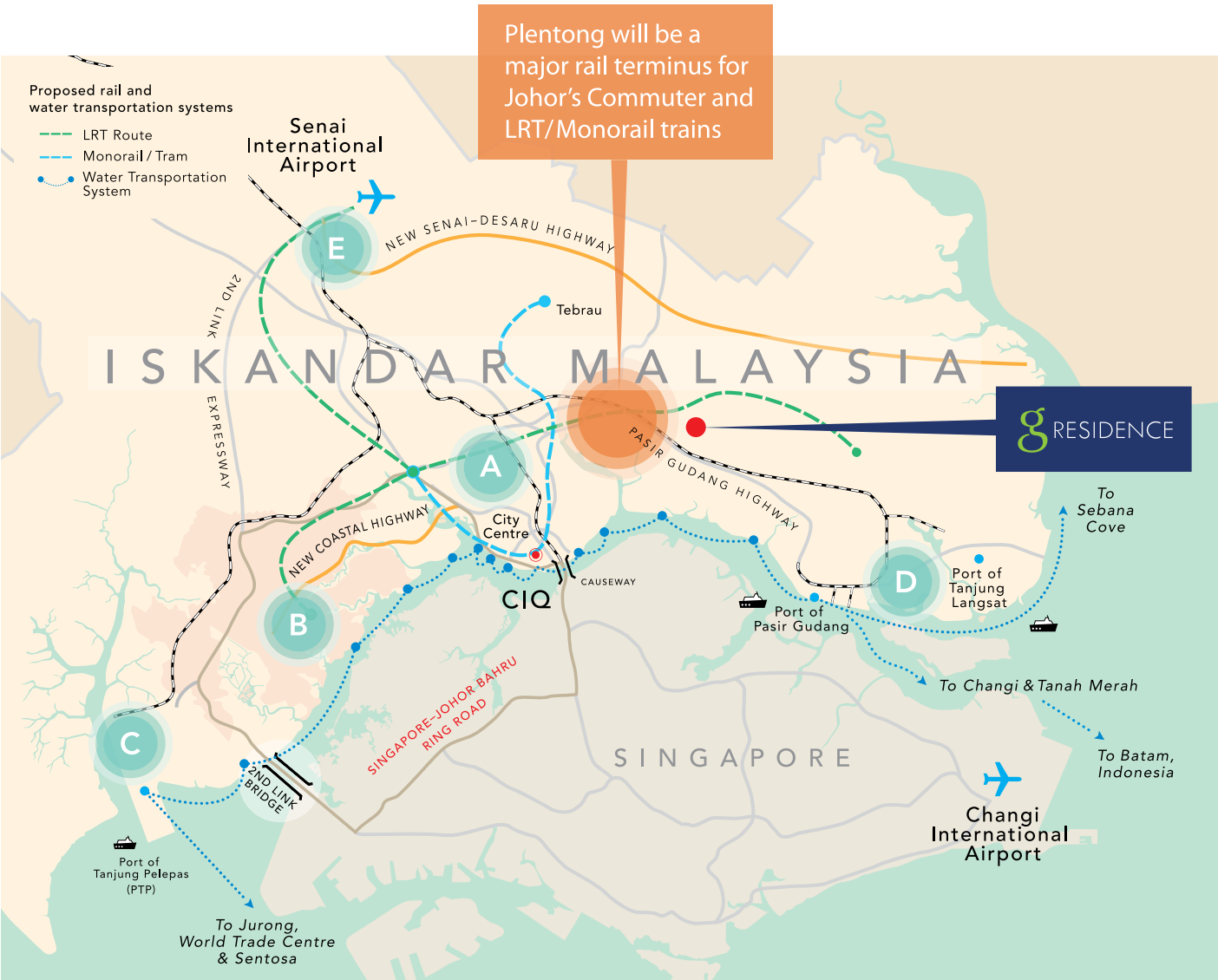
These are the very building blocks of g Residence. Read on and you’ll find out how we have made luxury within reach.

Plentong the hub of the future

Under the Iskandar masterplan, there will be a major rail terminus in Plentong where the electrified commuter rail between Pasir Gudang, Johor Bahru and Kulai, and LRT/ Monorail between Pasir Gudang and Johor Bahru, intersects. The arrival of MRT trains from Singapore will be a major catalyst for growth.

Plentong is considered as one of the best emerging housing areas in Johor, sandwiched between the upscale neighbourhoods of Taman Molek, Mount Austin, Daiman and Senibong Cove. The upcoming Southkey Megamall is close by.

In near time, Plentong will be an affluent district with g Residence as its centrepont.



C

**ZONE C
Western Gate
Development**
Tanjung Pelepas Port
Free Trade Zone
2nd Link Access
RAMSAR World
Heritage Park

E

**ZONE E
Senai–Skudai
Airport City**

**ZONE B
Nusajaya**
Johor State &
Administrative
Centre
International
Destination
Resort
EduCity
Medini

A

**ZONE A
JB City Centre**
JB Central Business District
JB Conservation & Heritage Zone
Danga Bay

D

**ZONE D
Eastern Gate
Development**
Tanjung Langsat
Industrial Park
Pasir Gudang Port

So many reasons to own g Residence

Location

- Easy accessibility with excellent connection to major highways.
- Surrounded by 9 hypermarkets, more than 10 schools and 2 medical centres, all within a short drive.

Proximity to Singapore

- Close to CIQ complex.

Breathtaking Views

- Spectacular Sky Bridge and The Loft, a rooftop garden with a clear view of the Straits of Tebrau.

Freehold

Luxury Within Reach

- Think vacation — an engaging Resort Deck at your doorstep.
- g Residence offers amenities which exceed those of many higher priced properties.

Security

- Latest state of the art security features to achieve peace of mind.

By GSB Properties

- An established innovative property developer since 1974 that you can rely on. The Group is set to stamp its quality mark in the Iskandar region of Johor.



g Residence is currently the only high-rise development in the vicinity. Residents will have a breathtaking view of Johor Bahru and beyond on the Sky Bridge and Roof Garden from their units.

Well-established neighbourhood/ Vibrant commercial surroundings

g Residence is located in fast-transforming Plentong where there is a growing demand from purchasers who prefer to stay close to the city centre and those who commute to Singapore daily via the Causeway. It is also ideal for those who work in Pasir Gudang and Tanjung Langsat, to the east.

Connectivity

- Easy accessibility to major highways
 - North-South Expressway (NKVE)
 - Eastern Dispersal Link (EDL) to CIQ (Woodlands, Singapore)
 - Pasir Gudang Highway to East Johor
 - New Coastal Highway to Nusajaya
- Within easy reach
 - Johor Bahru city centre
 - Taman Molek
 - The docks of Pasir Gudang
 - LEGOLAND and Nusajaya
 - Singapore
 - Causeway CIQ
 - Senai International Airport

Convenience

- Surrounded by 9 hypermarkets within close proximity
 - Tesco (3 outlets), AEON-Jusco (2), AEON Big (1), The Store (2) and Giant (1). The nearest, Giant and Tesco, are literally around the corner (1km)
- More than 10 schools within close proximity— SJK(C) Chien Chi, SK Taman Permas Jaya, Sekolah Menengah Permas Jaya, etc.
- More than 2 medical institutes nearby
 - Hospital Sultan Ismail, Siow Specialist Hospital, etc.
- More than 5 golf courses and recreation parks nearby
 - Daiman 18 Golf Club
 - Ponderosa Golf & Country Club
 - Octville Golf & Country Club
 - Austin Hills Country Club
 - Royal Johor Country Club
 - Starhill Golf & Country Club
 - Impian Emas Golf Course
- Plentong Police Station, a stone's throw away
- Banks, a shopping centre, college, etc., are within walking distance



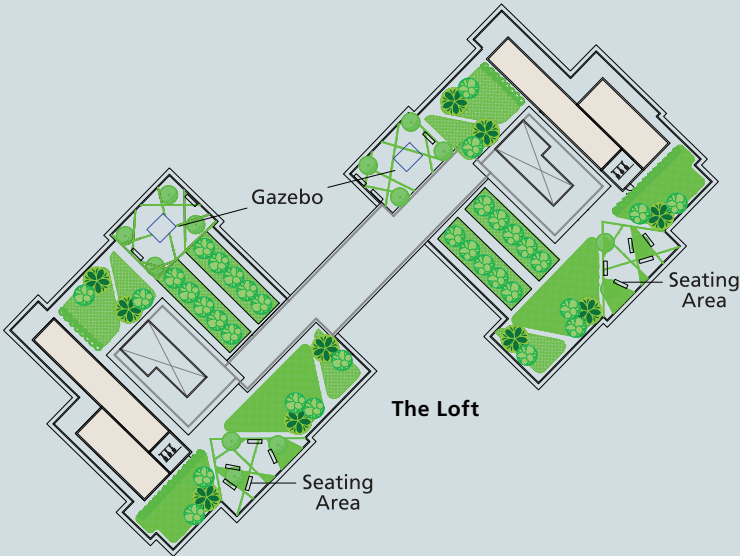
Welcome to the top of the world

The Sky Bridge

Communal Space, Viewing Deck and Lounge

Linking the two towers at the top is the spectacular Sky Bridge. With double volume height glass walls on both sides, you can count the twinkling stars above and gaze at the city lights below.

For those with a brave heart, it's going to be a thrill to peek down at the swimming pool 18 floors below through transparent glass squares on the floor of the Sky Bridge.



The Sky Bridge

Rooftop Garden and Look-out Point

g Residence is currently the only high-rise development in the vicinity with a panoramic view of Johor Bahru and beyond.

While the night away with an ebook in a gazebo, or enjoy a quiet cappuccino chat-chat with friends amidst the serenity of the magnificent sights. Life should be lived at the very top.



artist impression

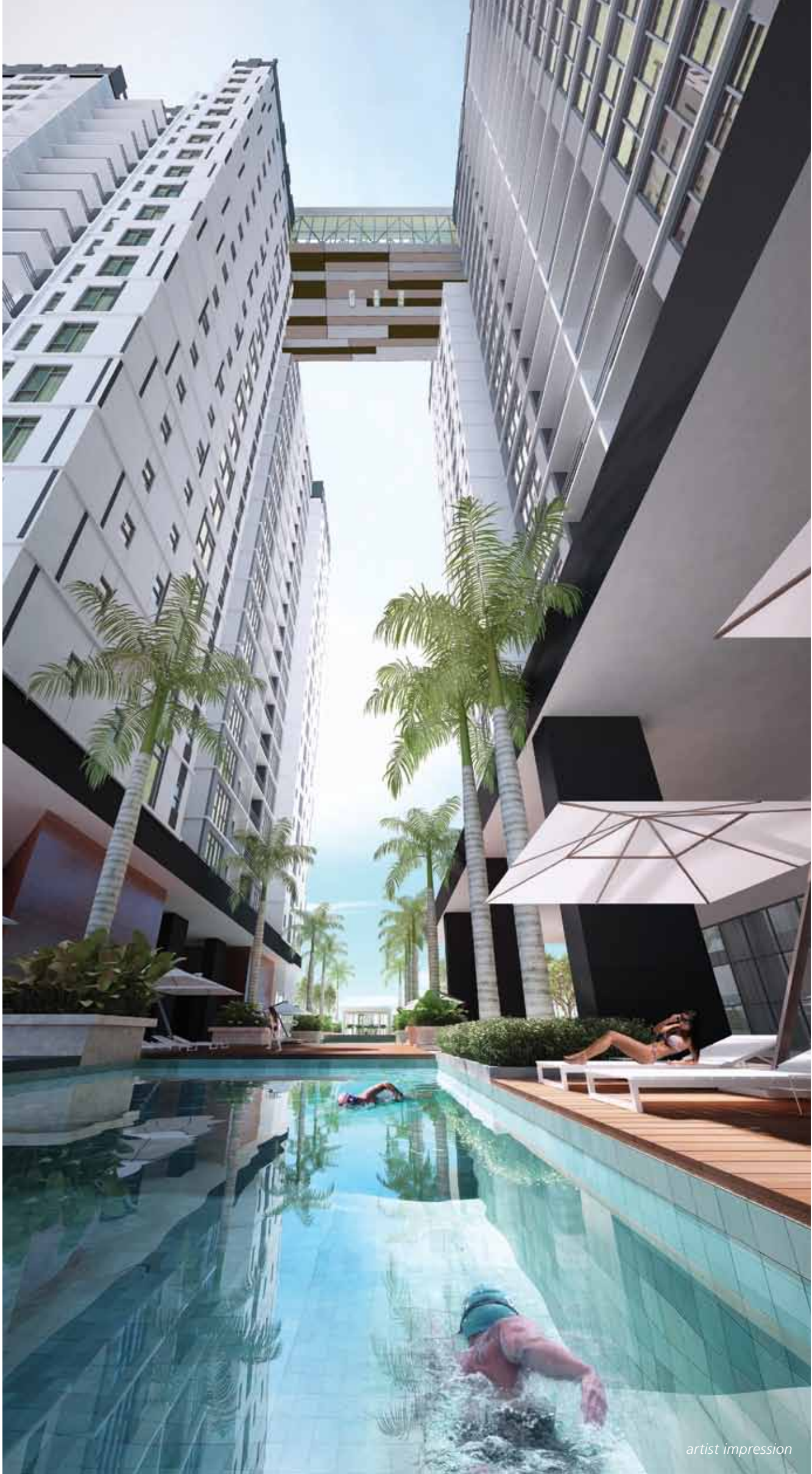
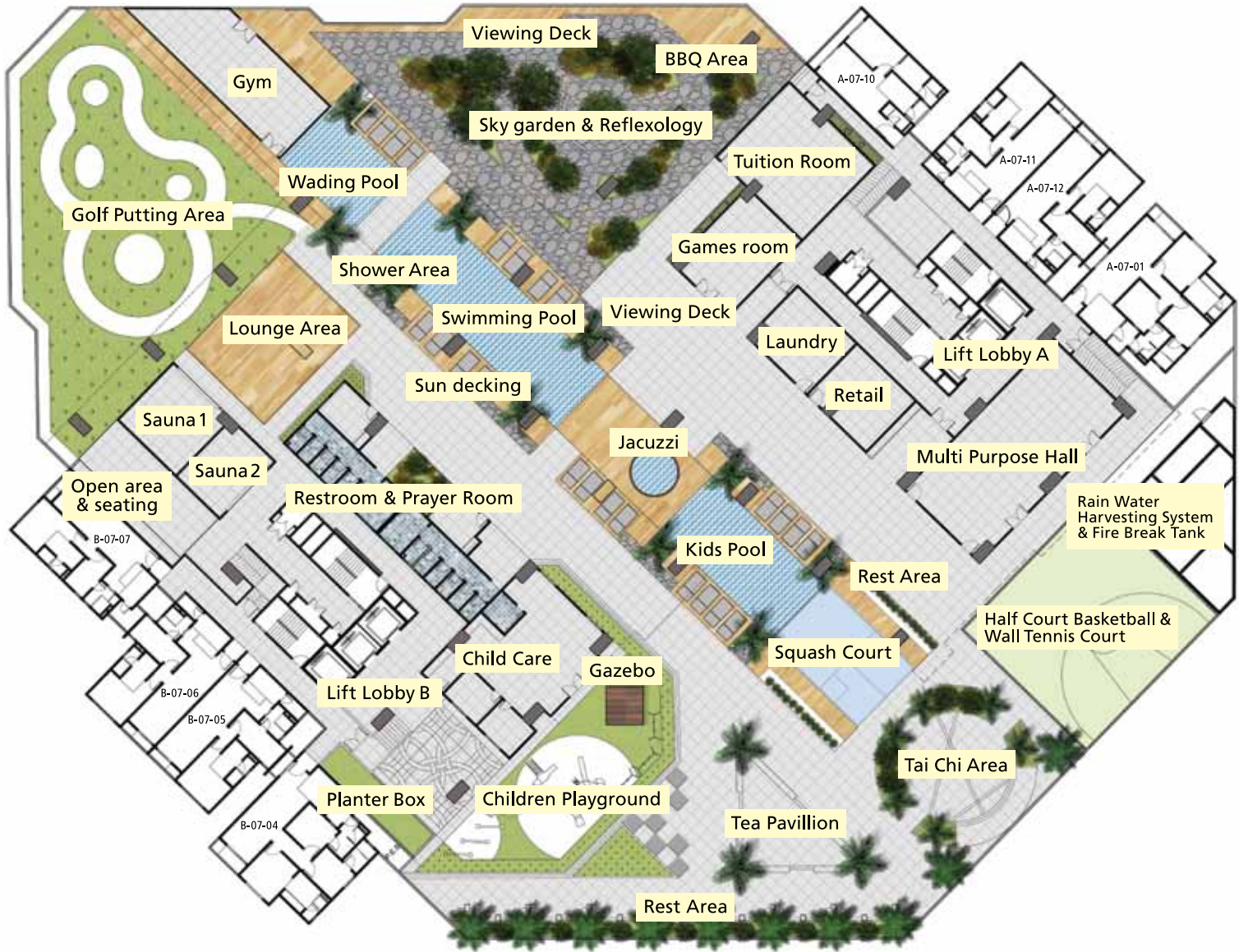
The Sky Bridge Lounge

The Resort Deck

Take a vacation without leaving home

With a lavish expanse of indoor and outdoor recreational space on level 7, spanning across both towers, the Resort Deck is the living heart of g Residence.

From an impressive gym built with glass panels to the splendidly inviting swimming pool and an impressive array of facilities, a relaxing vacation right at home is now possible.



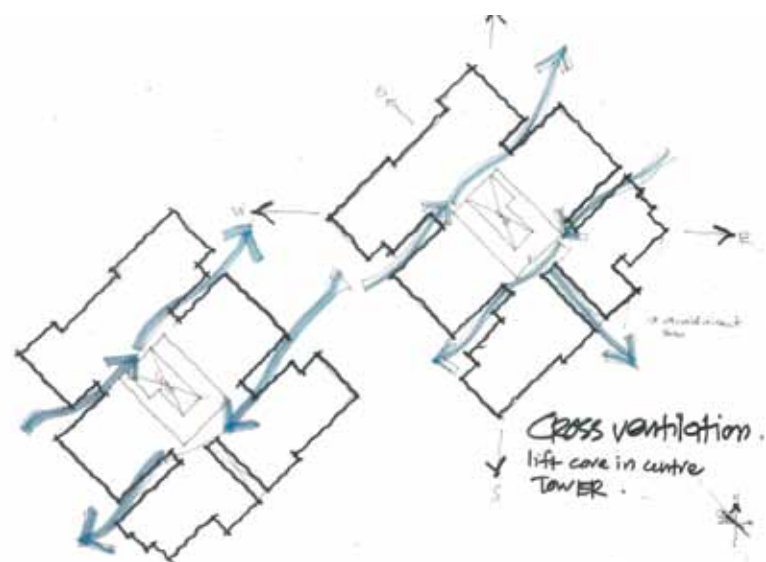
artist impression



artist impression

The resort deck offers many areas and corners for relaxation, play, work, meditation and get-togethers.

Innovative architectural design optimises comfort and the well-being of residents



g Residence is well ventilated

g Residence is built with an orientation of 45° at site for unobstructed views. It is parallel to the sun's orientation, bringing in natural light into the building. Cross-ventilation ensures fresh air flows continuously through the open spaces in the building.

Privacy and security are our top priorities because we understand that peace of minds is prized above all else



g Residence creates a safe haven for residents



Location
8 Jalan Mutiara 7, Taman Perindustrian Plentong, 81750 Johor Bahru, Johor Darul Takzim, Malaysia

GPS
Coordinate 1.525208, 103.817379

Land Size
2.72 acres

Land Tenure
Freehold

Total Development
2 blocks of 25 storey Residence Suites comprising
2 levels of commercial & retail
1 level of facility floor
5 levels of podium car park cum resident
24 levels of residence suites
1 sky bridge

Fancy a hot latte or
a delicious dessert before bed?

g Residence incorporates retail on the ground floor and part of first floor. A practical mix of services—convenience store, cafe, restaurant, clinic amongst others—will complement g Residence's family-oriented as well as contemporary lifestyle.

All retail units face the main road with an island for drive-through while the entrance for residents is at the private side of the building to ensure enhanced privacy and security.



artist impression



g Residence's family-oriented retail offers residents convenience and an enriched lifestyle.

The Residence Suites

g Residence offers four types of Residence Suites to cater to every living preference.

Type A (653 sq ft) offers exceptional features for a one-bedroom unit—foyer, powder room for guests, longest balcony in the building, yard and a measure of luxury.

Type B (from 840 sq ft) gives a sense of spaciousness due to the open concept design for the living, dining and kitchen areas. With two bedrooms, it's ideal for a young family.

Type C (from 1049 sq ft) with 3 bedrooms, is ideal for a growing family or when one regularly receives guests. Bedrooms are kept apart from the living areas for privacy and quiet.

Type D (from 1460 sq ft) is the largest unit. Public and private areas (bedrooms) are clearly separated and is ideal for families who like to entertain, have children or stay-in elderly folks.



Type A has a balcony that stretches across the living room and master bedroom

g Residence offers
the perfect combination of
location and connectivity,
good value and attractive facilities
that put luxurious living
within reach,

*in neighbourhood destined to be an
affluent and vibrant hub of Johor.*

“Hey! don’t fall asleep... we have reached JB town center and the CIQ is next”





GSB PROPERTIES SDN BHD (807671-T)
(A Subsidiary Company of GSB Group Berhad) 287036-X

Call or visit our Sales Gallery at:
8, Jalan Mutiara 7, Taman Perindustrian Plentong
81750 Johor Bahru, Johor Darul Takzim, Malaysia

Open daily from 9.30am–5.30pm
(including public holidays)
GPS Coordinates 1.525208, 103.817379

Tel +607 355 8822 / +603 7803 8282
www.gresidence.com.my

Nombor Lesen Pemaju: 10795-2/06-2016/0618(L) • Tempoh Sah: 01/07/2014–30/06/2016 • Jenis: Pangsapuri Perkhidmatan • Tarikh Dijangka Siap: April 2018 • Pegangan Tanah: Hakmilik Kekal • Bebanan Tanah: Pajak kepada UOB • No. Permit Pengiklanan & Jualan : 10795-2/06-2016/0618(P) • Tempoh Sah: 01/07/2014–30/06/2016 • Pihak Berkuasa Meluluskan Bangunan: Majlis Perbandaran Johor Bahru Tengah • No. Rujukan: MPJBT (JB) RP/3/7/2014 • Pemaju: GSB Properties Sdn. Bhd. (Co. No. 807671-T), No. 27, Jalan SS23/11, Taman SEA, 47400 Petaling Jaya, Selangor D.E. • Jumlah Unit: 480 • Harga Jualan: RM 370,300 (min)–RM 945,300 (max) • Keluasan: 653 sq sf (min)– 1,552 sq sf (max) • 15% Diskaun Bumiputera

The information contained herein is subject to change without notification as may be required by the authorities or developer's architect. Whilst every care has been taken in providing these information, it cannot be deemed to be part of an offer or contract.

The content of this brochure supersede that of the previous brochure and other materials.